

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Conservation use zone to Residential use zone in Sy.Nos.363 to 370, 399, 405 to 410, 421 to 426, 431 to 438 and 376 (P) of Poppalguda (V), Rajendranagar (M), R.R. Reddy District to an extent of Ac.41-33 Gts. - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.17

**Dated: 08.01.2015.
Read the following:-**

1. From the Superintending Engineer, HL&WBM Circle, Buddha Bhavan, Secunderabad Lr.No.SE/HL&WBMC/2013/876, dated:23.07.2013 addressed to the MC, HMDA, Hyderabad.
2. From the M.C., HMDA, Letter No.101074/MP1/ P/H/2013, dated 21.09.2013.
3. Govt., Letter No.21423/I1/2013-1, MA & UD (I1) Department, Dated:16.12.2014.
4. From the MC, HMDA, Hyderabad Letter No.101074/MP1/ P/H/2013,Dt:04.01.2014.
5. Govt.Memo.No.21423/I1/2013-2, MA & UD (I1) Department, Dated:18.01.2014.
6. From MC., HMDA, Letter No.101074/MP1/Plg/HMDA/2013, Dt:07.03.2014.
7. Govt. Lr.No.21423/I1/2013-3, MA & UD (I1) Department, Dated:22.03.2014.
8. From MC., HMDA, Letter No.101074/MP1/Plg/HMDA/2013, Dt:17.04.2014.

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ORDER:

The draft variation to the land use envisaged in the Notified Revised Master Plan for Poppalguda Segment vide G.O.Ms.No.288, M.A. & U.D. Department, Dated:03.04.2008 issued in Government Memo 5th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.23, Part-I, dated 21.01.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.84,62,981/- (Rupees eighty four lakhs sixty two thousand nine hundred and eighty one only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 12.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified Revised Master Plan for Poppalguda Segment vide G.O.Ms.No.288, M.A. & U.D. Department, Dated:03.04.2008, as required by sub-section (3) of the said section.

Contd.....2

VARIATION

The site in Sy.Nos.363 to 370, 399, 405 to 410, 421 to 426, 431 to 438 and 376 (P) of Poppalguda (V), Rajendranagar (M), R.R. Reddy District to an extent of Ac.41-33 Gts. which is presently earmarked for Conservation use zone in the Notified Revised Master Plan for Poppalguda Segment vide G.O.Ms.No.288, M.A. & U.D. Department, Dated:03.04.2008 is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall hand over the portion of the area affected due to Master Plan / ZDP free of cost to the local body. (Radial road 36 Mtrs.,)
13. that the applicant shall comply all the conditions stipulated in Letter No.SE/HL&WBMC/2013/876 dated 23.07.2013 of S.E Department of irrigation.

- 14.that the applicant shall comply with the conditions mentioned in G.O.Ms.No.168 MA&UD dated 07.04.2012.
- 15.that the applicant shall obtain prior Development permission from the H.M.D.A before starting only development in the site under reference.
- 16.that the applicant shall fulfill any other condition as imposed by the competent Authority.
- 17.that the existing village road passing through the site under reference shall be widened to a minimum width of 40' and the applicant shall handover required land for widening free of cost to local body.
- 18.that the applicant shall take up developments beneath H.T lines as per provision contained in G.O.Ms.No.168 dated 07.04.2012.
19. Natural position of Nalas shall not be disturbed.
- 20.the applicant shall leave 9 mtrs buffer zone from the defined boundary of the Nala all along the alignment as specified in G.O.Ms.No.168 dated 07.04.2012.
- 21.that the applicant shall provide buffer zone area along the water pipe line as per guidelines mentioned in the G.O.Ms.No.111 dated 08.03.1996.
- 22.that the applicant shall comply all the conditions imposed by the Irrigation Department, Revenue Department and HMDA.

SCHEDULE OF BOUNDARIES

NORTH : Bhulkapur Nala
SOUTH : Proposed 36 Meters wide road in the ZDP (along the Gandipet Water Line).
EAST : Sy.Nos.439, 429, 430, 427, 418, 420, 411, 413, 397, 398, 403, 404, 377, 376/P of Poppalguda Village, and Part Village road.
WEST : Existing Bhulkapur Nala and Village Road.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER